



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DONALD L. WOLFE, Director

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IN REPLY PLEASE

REFER TO FILE: **PJ-2**

December 14, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**HARBOR-UCLA MEDICAL CENTER  
SURGERY/EMERGENCY REPLACEMENT PROJECT  
APPROVE REVISED PROJECT AUTHORIZATION  
AWARD CONSULTANT SERVICES AGREEMENTS  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5110; C.P. 69220  
SUPERVISORIAL DISTRICT 2  
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF HEALTH SERVICES THAT YOUR BOARD:**

1. Approve additional funds of \$20,795,000 for consultant and County services for the Harbor-UCLA Medical Center Surgery/Emergency Replacement project, increasing the project authorization from \$6,283,000 to \$27,078,000.
2. Approve the enclosed appropriation adjustment, which provides \$20,795,000 in appropriation to the 2005-06 Capital Project Budget under C.P. 69220 to be funded from the Health Services' Tobacco Settlement Designation.
3. Award and authorize the Director of Public Works to execute an Agreement with GKKWorks (GKK) to provide construction management

services for the Harbor-UCLA Medical Center project for a not-to-exceed fee of \$13,300,000, and establish the effective Contract date following receipt of insurance certificates filed by the consultant.

4. Award and authorize the Director of Public Works to execute an Agreement with Management Specialty Services (MSS) to provide document control services for the Harbor-UCLA Medical Center Surgery/Emergency Replacement project for a not-to-exceed fee of \$2,100,000 and establish the effective Contract date following receipt of insurance certificates filed by the consultant.
5. Award and authorize the Director of Public Works to execute Supplemental Agreement 13 to Contract IS-10966 with Leo A. Daly/HKS (Daly/HKS) for additional design services, for a not-to-exceed fee of \$2,150,000.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will provide funding to complete the project design and provide construction management and document control services for the remaining duration of the Harbor-UCLA Medical Center Surgery/Emergency Replacement project. Your Board previously approved the design for a 190,300-square-foot hospital addition containing new surgery and emergency facilities at Harbor-UCLA Medical Center and authorized \$6,283,000 for the project. It is now recommended that your Board supplement the existing design agreement and award new agreements for construction management and document control services.

#### **Construction Management Services**

On April 5, 1994, Jacobs Facilities, Inc. (formerly CRSSC) was awarded a Construction Management Contract for this project. Because of the age of the Contract and the need to construct the Surgery/Emergency Replacement project concurrent with the SB 1953 Seismic Retrofit project, Public Works determined that it was in the County's best interest to resolicit for the remaining scope of construction management services to be performed through project completion. A competitive qualification process was conducted and GKK, in association with Vanir Construction Management, was selected as the most qualified firm experienced in construction management of similar medical facilities under the Office of Statewide Health Planning and Development (OSHDP) jurisdiction.

The Construction Management Contract with GKK for a not-to-exceed fee of \$13,300,000 will provide basic, optional, and reimbursable services through project completion and closeout scheduled for 2011 and will help ensure that the project is completed on time and within budget. This Contract will provide a complete range of construction management services as well as providing on-site office space, infrastructure, and supplies for the project and will be funded in the amount of \$12,900,000. The on-site office space, infrastructure, and supplies will be shared with the SB 1953 Seismic Retrofit project staff. Therefore, \$400,000 of the GKK Agreement will be funded by the SB 1953 Seismic Retrofit project under C.P. 86534.

The basic services for this Agreement include, but are not limited to, an independent cost estimate, construction management, engineering management, technical support services, and preparation of project procedures and controls. GKK may also provide optional services that include planning of alternative bidding methods, management of move-transition activities, supplemental medical equipment planning, development and oversight of maintenance schedules and procedures, design and maintenance of a project website, a web-based camera, labor-compliance oversight, supplemental inspection and testing services, configuration and training services for the project controls system, forensic analysis services, topographic survey services, and implementation of alternative dispute review methods. These optional services and project reimbursables, including provision of an on-site construction office, will be provided only if authorized by Public Works.

#### Document Control Services

MSS will be responsible for on-site document preparation and control for the project. Basic services include preparing correspondence, transmittals, presentation materials and reports; establishing a document control system; maintaining a master calendar; assisting in the development of project specific procedures; and facilitating the creation and utilization of an issues tracking system. MSS will also assist the construction manager in the development of the monthly project status reports. Under optional services, MSS may provide reception services and administrative support staff for medical equipment planning and procurement, if authorized by Public Works. MSS will provide basic document control services for a fee of \$1,699,000 and optional services for a fee of \$401,000 for a total not-to-exceed fee of \$2,100,000.

#### Design Services

In an effort to update and complete the construction documents so that they are consistent with current medical delivery systems and technology, several items have

recently been identified, which must be addressed to provide for a current and functional facility and minimize impacts during construction. These items include determining the optimum operation of an interim loading dock to be used during construction; provision of facilities for the audiology clinic, which must be relocated due to its current location within the proposed construction site; research and coordination of medical equipment, fixtures, and furniture modernization requirements; upgrade of the telecommunications and low-voltage design; and incorporating advances in medical interior design and materials. Also this Agreement includes additional design services for extensive central plant modernization required to provide adequate mechanical systems support for the new project.

Depending upon the impacts to the current design as a result of the newly selected medical equipment, fixtures, and furniture, additional design services may be required. Also, additional design services may be required to address issues arising from review of the drawings and/or meetings with stakeholders. In order to fund resolution of these potential issues, an additional design services allowance is being included in the proposed Supplemental Agreement with Daly/HKS.

The recommended contract supplement will include basic services for design and the optional services, which may include renderings or models of the project, an evaluation and design to upgrade the existing warehouse freight elevator, and additional drawing revisions as identified above. Reimbursable services will include additional reproduction of drawings and reports and messenger and courier services. The detailed requirements for bidding and construction administration services will be determined during the completion of the project's design. We will then return to your Board to request approval of an additional contract supplement for Daly/HKS support of construction bidding and construction administrative services.

Daly/HKS will provide these services for a not-to-exceed fee of \$2,150,000. This fee includes basic services of \$1,015,440. Optional and reimbursable services of \$1,134,560 would only be provided if authorized by Public Works.

### **Implementation of Strategic Plan Goals**

These actions meet the County Strategic Plan Goals of Service Excellence, Fiscal Responsibility, and Children and Families' Well-Being by investing in public health infrastructure and improving access to surgery and emergency services in the southern and western segments of the County. Completion of this project will provide a much needed improvement to a health care facility for the residents of the County of Los Angeles.

## **FISCAL IMPACT/FINANCING**

### **Surgery/Emergency Replacement**

The recommended \$20,795,000 increase in funding authorization from \$6,283,000 to \$27,078,000 will fund the recommended Consultant Services Agreements and additional design and County services as shown in the enclosure.

Our current project cost estimate has increased from \$113.8 million to \$137.0 million. This updated estimate will be validated by an independent cost estimate prepared by the construction management consultant and reconciled with the architect's current estimate prior to returning to your Board to adopt and advertise for construction.

Funding for the recommended Construction Management Consultant Agreement for GKK will be complemented by the Harbor-UCLA SB 1953 Seismic Retrofit project (C.P. 86534) in the amount of \$400,000, authorized by your Board in December 2001. The recommended Consultant Agreement with MSS, the Supplemental Agreement with Daly/HKS, and additional County services will be financed from Health Services' Tobacco Settlement Designation.

Upon approval of the enclosed appropriation adjustment, which transfers \$20,795,000 from Health Services' Tobacco Settlement Designation to the 2005-06 Capital Projects Budget under C.P. 69220, there will be sufficient appropriation for the approval of these actions.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Standard Agreements, in the form previously approved by County Counsel, will be used. The Agreements include the standard Board-directed clauses that provide for contract termination, renegotiation, hiring qualified displaced County employees, and consideration for Greater Avenues for Independence Program/General Relief Opportunities for Work participants for future employment.

GKK, MSS, and Daly/HKS are in compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Safely Surrendered Baby Law.

## **ENVIRONMENTAL DOCUMENTATION**

Approving the recommended actions will have no impact on the environment. The appropriate environmental document for this project will be presented to your Board prior to returning to request authorization to adopt plans and advertise the Make-Ready 1 Phase of the project.

## **CONTRACTING PROCESS**

### **Construction Management Services**

Public Works issued a Request for Proposals on February 10, 2005. Five firms responded on April 4, 2005. The proposals were evaluated by a panel consisting of representatives from the Chief Administrative Office, Health Services, and Public Works. These evaluations were completed without regard to race, creed, color, or gender. On May 4, 2005, following oral presentations, GKK was selected as the firm best qualified to provide the construction management services. This recommendation is based on overall quality, competency, specific public sector health facility construction management expertise, experience and qualification of proposed staff, and project-specific management and work plans, all of which were determined to present the best value to the County.

GKK's Community Business Enterprise participation data and 3-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with the County website.

### **Document Control Services**

Public Works issued a Request for Proposals on February 10, 2005. Six firms responded on March 28, 2005. The proposals were evaluated by a panel consisting of representatives from Health Services and Public Works. As the result of a qualifications-base selection process, MSS is being recommended as the firm best qualified to provide the document control services. These evaluations were completed without regard to race, creed, color, or gender. This recommendation is based on overall quality, competency, experience and qualification of proposed staff, and project-specific management and work plans, all of which were determined to provide the best value to the County.

The Request for Proposals also identified that the selected consultant would be contracted to perform document control services for the Harbor-UCLA Medical Center SB 1953 Seismic Retrofit project. A separate recommendation to your Board will be made at a later date for the Harbor-UCLA Medical Center SB 1953 Seismic Retrofit project to award a Consultant Services Agreement to MSS.

MSS Community Business Enterprise participation data and 3-year contracting history with the County are on file with Public Works.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with the County website.

#### Daly/HKS Design Services

On August 23, 1993, Internal Services Department executed Contract IS-10966 with Daly/HKS. In 1996, the project was suspended.

On October 3, 2000, your Board authorized Supplemental Agreement 3 in the amount of \$1,078,000 to the Contract. Subsequently, nine additional Supplemental Agreements to this Contract, totaling \$1,749,592, have been executed, thus bringing the current contract value to \$2,827,592.

We are now recommending awarding Supplemental Agreement 13 for a not-to-exceed fee of \$2,150,000 for additional architectural/engineering services. This Supplemental Agreement will increase the total value of Contract IS-10966 to \$4,977,592.

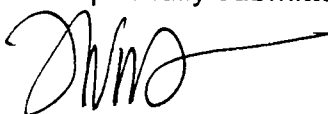
#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**


Approving the recommended actions will have no impact on current County services or other projects. However, during the completion of design, extensive coordination will be performed between the Surgery/Emergency and SB 1953 projects to identify and implement measures to mitigate potential construction conflicts and minimize impacts on hospital operations and patient care.

**CONCLUSION**

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Health Services, and Public Works.

Respectfully submitted,

  
for DONALD L. WOLFE  
Director of Public Works

  
DAVID E. JANSSEN  
Chief Administrative Officer

  
for THOMAS L. GARTHWAITE, M.D.  
Director and Chief Medical Officer

SB:js

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Enc.

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)



December 14, 2005

**ENCLOSURE**

**HARBOR-UCLA MEDICAL CENTER  
SURGERY/EMERGENCY REPLACEMENT PROJECT  
APPROVE REVISED PROJECT AUTHORIZATION  
AWARD CONSULTANT SERVICES AGREEMENTS  
AWARD SUPPLEMENTAL AGREEMENT  
SPECS. 5110; C.P. 69220**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Environmental Documents	05/10/06
<u>Make-Ready</u>	
Jurisdictional Approvals	04/05/06
Award of Construction	07/18/06
Construction Start	08/14/06
Substantial Completion	06/11/07
<u>Surgery/Emergency Building</u>	
Jurisdictional Approvals	03/28/07
Award of Construction	09/11/07
Construction Start	01/03/08
Substantial Completion	02/08/10
<u>Remodel Existing S/E Departments</u>	
Jurisdictional Approvals	03/28/07
Award of Construction	07/20/10
Construction Start	11/17/10
Substantial Completion	09/19/11

## II. PROJECT AUTHORIZATION SUMMARY

Budget Category	Breakdown of Previous Authorization	Impact of these Actions	Proposed Project Authorization
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction (a) Base Contract (b) Change Order Allowance Subtotal	\$ 0	\$ 0	\$ 0
Plans and Specs (a) Architectural/Engineering Services (b) Bidding & Construction Services* Subtotal	\$ 2,827,592 <u>\$ 0</u> \$ 2,827,592	\$ 2,150,000 <u>\$ 3,200,000</u> \$ 5,350,000	\$ 4,977,592 <u>\$ 3,200,000</u> \$ 8,177,592
Equipment (a) Base Contract (b) Change Order Allowance Subtotal	\$ 0	\$ 0	\$ 0
Consultant Services (a) Consultant Management Services (b) Document Control (c) Soils/Materials Testing (d) OSHPD Inspection (e) Others Subtotal	\$ 890,200 0 0 0 <u>124,700</u> \$1,014,900	\$12,900,000 2,100,000 0 0 <u>0</u> \$15,000,000	\$13,790,200 2,100,000 0 0 <u>124,700</u> \$16,014,900
Permits and Fees	\$ 773,241	\$ 0	\$ 773,241
County Services	\$1,667,267	\$ 445,000	\$ 2,112,267
Miscellaneous Expenditures	\$ 0	\$ 0	\$ 0
<b>TOTAL</b>	<b>\$6,283,000</b>	<b>\$20,795,000</b>	<b>\$27,078,000</b>

\* Authorization allocated for future bidding and construction administrative support services. Expenditure is subject to approval of future supplemental agreement.

76R 352M 11/03

COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF Health Services

DEPT'S.  
No.December 13, ~~xx~~ 2005

## AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

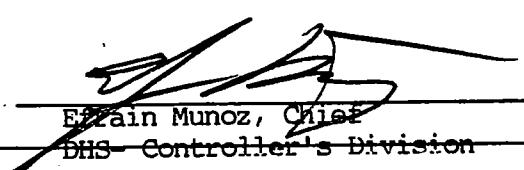
## ADJUSTMENT REQUESTED AND REASONS THEREFOR

Fiscal Year 2005-06  
4-VOTE

Please see attached for details.

Justification:

This adjustment is necessary to allow the Department to use the DHS Tobacco Settlement Designation Fund for Consultant and County Services to be incurred at Harbor-UCLA Medical Center Surgery/Emergency Replacement Project CP#69220.

EM:fl  
12/13/05  
Efrain Munoz, Chief  
DHS - Controller's Division

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF  
ADMINISTRATIVE OFFICER FOR—

ACTION

✓

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

DEC 13, 2005 19


CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):  
BOARD OF SUPERVISORS

19

AUDITOR-CONTROLLER BY

BY



DEC. 13 2005

No. 211

BY

DEPUTY COUNTY CLERK

**DEPARTMENT OF HEALTH SERVICES**  
**BUDGET ADJUSTMENT**  
**FISCAL YEAR 2005-06**

**4-VOTE**

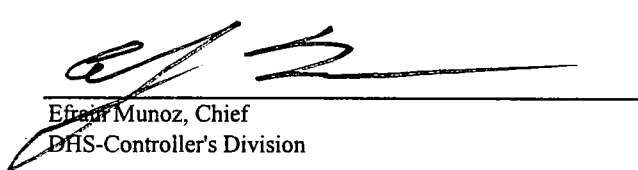
**SOURCES:**

Designation-Department of Health Services  
Tobacco Settlement Fund  
A01-HS-20750-3096                      \$    20,795,000  
  
Total                                      \$    20,795,000

**USES:**

Harbor-UCLA Medical Center  
Surgery/Emergency Replacement Project  
Fixed Assets-Building & Improvements  
A01-CP-69220-6014                      \$    20,795,000  
  
Total                                      \$    20,795,000

Noted & Approved:

  
\_\_\_\_\_  
Efraim Munoz, Chief  
DHS-Controller's Division

BA # 211

DEC. 13, 2005  
*Heidi Jung*